



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

1/4/2018

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications will be reviewed:

1 84-88 LINE STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 84-88 LINE STREET

Location: PENINSULA

TMS#: 46700404005 & 006

Acres: 0.26

Lots (for subdiv):

Units (multi-fam./Concept Plans): 32

Zoning: MU1-WH

City Project ID: TRC-SP2017-000068

City Project Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON HOUSING, LLC

Applicant: STUDIO A, INC.

Contact: WHITNEY POWERS

843-577-9641

whitney@studioa-architecture.ocm

Misc notes: Construction plans for a 32 unit mixed use development and associated improvements.

RESULTS:

2 THE COLONY AT BEES FERRY

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 2870000054

Acres: 12.21

Lots (for subdiv): 33

Units (multi-fam./Concept Plans): 33

Zoning: SR-1 (CLUSTER)

City Project ID: TRC-SUB2017-000064

City Project Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: SABAL HOMES AT BESS FERRY

Applicant: EMPIRE ENGINEERING

Contact: TOM DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Preliminary plat for a 33 lot Cluster Development.

RESULTS:

3 THE COLONY AT BEES FERRY

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 2870000054

Acres: 12.21

Lots (for subdiv): 33

Units (multi-fam./Concept Plans): 33

Zoning: SR-1 (CLUSTER)

City Project ID: TRC-SUB2017-000064

City Project Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: SABAL HOMES AT BESS FERRY

Applicant: EMPIRE ENGINEERING

Contact: TOM DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Road construction plans for a 33 lot Cluster Development.

RESULTS:

4 RIVER LANDING VILLAGE**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: PIERVIEW STREET

Location: DANIEL ISLAND

TMS#: 2750000114 & 228

Acres: 22.96

Lots (for subdiv): 31

Units (multi-fam./Concept Plans): -

Zoning: DI-TC

City Project ID: TRTC-SUB2017-000065

City Project Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: EW DANIEL ISLAND INVESTOR, LLC

Applicant: THOMAS & HUTTON ENG. CO.

Contact: BRIAN RILEY

843-725-5276

riley.b@thomasandhutton.com

Misc notes: Concept Plan to create 31 parcels and public streets and associated improvements.**RESULTS:**

5 AVALON AT JAMES ISLAND**SITE PLAN**

Project Classification: SITE PLAN

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 4240000001

Acres: 10.57

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 273

Zoning: PUD (MAYBANK)

City Project ID: 160614-MaybankHwy-1

City Project Name: TRC_SP:MaybankHwyDevelopment

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, BZA-SD

Owner: CORE PROPERTY CAPITAL

Applicant: STANTEC CONSULTING SERVICES, INC.

Contact: JOSH LILLY

843-740-7700

josh.lilly@stantec.com

Misc notes: Construction plans for a mixed-use development.**RESULTS:**

6 55 ROMNEY STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: ROMNEY STREET

Location: PENINSULA

TMS#: 4611301036

Acres: 1.571

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 260

Zoning: UP

City Project ID: 160614-RomneySt-1

City Project Name: TRC_SP:55RomneyStMixedUse

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR

Owner: MIDDLE STREET PARTNERS, LLC

Applicant: SITECAST, LLC

Contact: JACOB CORDRAY

843-810-6960

jcordray@sitecastsc.com

Misc notes: Construction plans for a mixed-use development and associated improvements.**RESULTS:**

7 CCSD WEST ASHLEY CAMPUS (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

Lots (for subdiv): 3

Units (multi-fam./Concept Plans): -

Zoning: GO, SR-1, DR-6

City Project ID: TRC-SUB2017-000049

City Project Name:

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

Misc notes: Preliminary subdivision plat for a new subdivision and public road and associated improvements.**RESULTS:**

#8 CCSD WEST ASHLEY CAMPUS (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

Lots (for subdiv): 3

Units (multi-fam./Concept Plans): -

Zoning: GO, SR-1, DR-6

City Project ID: TRC-SUB2017-000049

City Project Name:

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

Misc notes: Road construction plans for a new subdivision and public road and associated improvements.**RESULTS:**

#9 CE WILLIAMS MIDDLE SCHOOL (ESP)**SITE PLAN**

Project Classification: SITE PLAN

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 10.0

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: SR-1, DR-6, GO

City Project ID: TRC-SP2017-000059

City Project Name:

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD, BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

Misc notes: Early Site Package plans for the site of a school, library and public road improvements.**RESULTS:**

#10 RSFH GENERATOR & FIRE PUMP ADDITION**SITE PLAN**

Project Classification: SITE PLAN

Address: 314 CALHOUN STREET

Location: WEST ASHLEY

TMS#: 4601203004

Acres: 0.3

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: LB

City Project ID: TRC-SP2017-000060

City Project Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: ROPER ST. FRANCIS HOSPITAL

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Construction plans for a new addition including utilities.**RESULTS:**

#11 194 EAST BAY HOTEL**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 194 EAST BAY STREET

Location: PENINSULA

TMS#: 4580902031

Acres: 0.14

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB-A

City Project ID: 150923-194EBaySt-1

City Project Name: TRC_SP:194EastBayHotel

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z, BAR

Owner: SEASIDE HOSPITALITY CORPORATION

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction plans for a new 50 room hotel.**RESULTS:**

12 DANIEL ISLAND, PARCEL X, PHASE 4 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: PIERCE STREET

Location: DANIEL ISLAND

TMS#: 2750000117

Acres: 2.46

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: DI-R

Misc notes: Preliminary plat for DI, Parcel X, Phase 4.

City Project ID: 140902-PierceSt-1

City Project Name: TRC_PP:DaniellIslandParcelXphase4[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING COMPANY 843-725-5229

Contact: JIMMY DUPREE dupre.j@thomasandhutton.com

RESULTS:

13 DANIEL ISLAND, PARCEL X, PHASE 4 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MINOR SUBDIVISION

Address: PIERCE STREET

Location: DANIEL ISLAND

TMS#: 2750000117

Acres: 2.46

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: DI-R

Misc notes: Road construction plans for DI, Parcel X, phase 4.

City Project ID: 140902-PierceSt-2

City Project Name: TRC_RC:DaniellIslandParcelXphase4[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING COMPANY 843-725-5229

Contact: JIMMY DUPREE dupre.j@thomasandhutton.com

RESULTS:

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Stephen Julka, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.